

1 MOT  
 2 SUSAN WILLIAMS SCANN, ESQ.  
 2 Nevada Bar No. 000776  
 3 PAUL R. CONNAGHAN, ESQ.  
 3 Nevada Bar No. 003229  
 4 DEANER, DEANER, SCANN,  
 4 MALAN & LARSEN  
 5 720 South Fourth Street, Suite #300  
 5 Las Vegas, Nevada 89101  
 5 (702) 382-6911  
 6 Attorneys for Copper Sage Commerce Center, LLC

E-Filed On 12/1/06

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 8 UNITED STATES BANKRUPTCY COURT  
 9 FOR THE DISTRICT OF NEVADA

10 In re: ) Case No. BK-S-06-10725 LBR  
 11 USA COMMERCIAL MORTGAGE ) Case No. BK-S-06-10726 LBR  
 12 COMPANY, ) Case No. BK-S-06-10727 LBR  
 13 Debtor ) Case No. BK-S-06-10728 LBR  
 13 Debtor ) Case No. BK-S-06-10729 LBR

14 In re: ) Chapter 11  
 15 USA CAPITAL REALTY ADVISORS, LLC. ) Jointly Administered Under  
 15 Debtor ) Case No. BK-S-06-10725 LBR

16 In re: ) Date of Hearing:  
 17 USA CAPITAL DIVERSIFIED TRUST ) Time of Hearing:  
 18 DEED FUND, LLC. )  
 19 Debtor )

**EX PARTE MOTION FOR ORDER  
SHORTENING TIME TO HEAR MOTION  
TO TEMPORARILY ALLOW CLAIM OF  
COPPER SAGE COMMERCE CENTER, LLC  
FOR VOTING PURPOSES**

20 In re: ) Affects:  
 21 USA CAPITAL FIRST TRUST )  USA Commercial Mortgage Company  
 22 DEED FUND, LLC. ) OUSA Capital Diversified Trust Deed Fund, LLC  
 22 Debtor )  USA Capital First Trust Deed Fund, LLC  
 23 Debtor ) OUSA Securities, LLC  
 24 In re: ) UUSA Realty Advisors, LLC  
 25 USA SECURITIES, LLC. )  All Debtors

26 Debtor )  
 27 COMES NOW, COPPER SAGE COMMERCE CENTER LLC, ("Copper Sage") by and  
 28 through its attorney SUSAN WILLIAMS SCANN, ESQ. of the law firm of DEANER, DEANER,

1 SCANN, MALAN & LARSEN, and hereby moves this Court Ex Parte for an Order Shortening  
2 Time for the hearing on Copper Sage's Motion to Temporarily Allow Claim of Copper Sage  
3 Commerce Center, LLC for Voting Purposes in Court filed November 30,2006 by Copper Sage.  
4 This Motion is based upon Bankruptcy Rule 9006(c)(1) and LR 9006(a), the Affidavit of counsel for  
5 Copper Sage attached hereto, and upon the pleadings and records on file herein. A copy of the  
6 Motion to Temporarily Allow Claim of Copper Sage, LLC for Voting Purposes is attached hereto.

7 DATED this 1st day of December, 2006.

8 DEANER, DEANER, SCANN,  
9 MALAN & LARSEN

10 By   
11 SUSAN WILLIAMS SCANN, ESQ.  
12 Nevada Bar No. 000776  
13 720 South Fourth Street, Suite 300  
14 Las Vegas, Nevada 89101  
15 Attorney for Copper Sage Commerce Center, LLC

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**AFFIDAVIT IN SUPPORT OF EX PARTE  
MOTION FOR ORDER SHORTENING TIME**

STATE OF NEVADA )  
COUNTY OF CLARK ) ss:

SUSAN WILLIAMS SCANN, being first duly sworn, deposes and says:

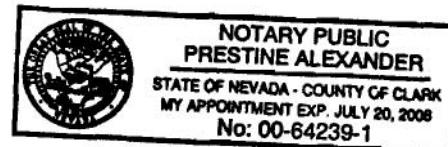
1. I am an attorney with the law firm of DEANER, DEANER, SCANN, MALAN & LARSEN, and licensed to practice law in the State of Nevada.

2. DEANER, DEANER, SCANN, MALAN & LARSEN are counsel for Copper Sage.

3. An Order Shortening Time is requested because if this Motion is heard in the ordinary course it will be set later than the confirmation hearing set for December 19, 2006 at 10:00 a.m. A hearing is presently scheduled for December 15, 2006 at 1:30p.m. on Binford Medical Developer's Motion for Preliminary Injunction. That it may be a convenient time for to hear this 3018 Motion because a decision on the Motion prior to confirmation will allow the Debtors to have their ballot summaries prepared in advance of the Confirmation Hearing and should give the Debtors adequate time to determine whether they will oppose this motion.

4. Accordingly, it is necessary for Copper Sage to have this Motion heard by Order Shortening Time.

Susan Williams Scannell



SUBSCRIBED AND SWORN TO before me  
this 1st day of December, 2006.

NOTARY PUBLIC in and for said  
County and State